

LAND | AVAILABLE

NORTH DIXIE DRIVE, DAYTON, OH 45414 | 0.805 ACRES



OFFERING MEMORANDUM



PROPERTY OVERVIEW

3CRE is excited to offer the land at North Dixie Drive. This plot of land covers 0.805 acres or 35,065 square feet and is just off of I-75, with easy access to I-70. Located in the top retail market in N. Dayton, anchored by Walmart and Sam's Club, the property is located at the crossroads of I-75 and I-70, which collectively has over 190,000 cars/day traffic count. This site is surrounded by national retailers and restaurants that support an ecosystem that offers a wide range of retail and restaurant options for millions of visitors annually.

The property is near popular fast-food chains like Taco Bell and McDonald's, which often command higher value due to the consistent foot traffic, increased visibility, and economic opportunities they bring to the surrounding area. Fast food chains thrive when clustered because proximity creates a convenient and competitive environment, attracting more customers looking for quick and varied dining options.

PROPERTY FEATURES

- 0.805 Acre Lot
- Pad Ready Site
- Direct Access to I-75
- Off-Site Storm Detention In Place
- Signage Opportunities In Place
- Shadow Anchored by Walmart and Sam's Club
- Over 1,800 Hotel Rooms
- Adjacent to Taco Bell and McDonald's

KEY STATISTICS

- North Dixie Drive: 16,396 Cars/Day
- I-75: 109,756 cars/day
- I-70: 82,682 cars/day
- Sams Club Annual Visits: 1.7 million
- Walmart Annual Visits: 1.8 million
- 20 Hotels: +/- 1800 Rooms

[**CLICK HERE FOR OFFERING VIDEO**](#)



NORTH DIXIE DRIVE
16,396 Cars/Day



INTERSTATE-70
82,682 Cars/Day



CROSSROADS OF AMERICA

TWO NEW HOTELS (PROPOSED)

MAXTON RD

NORTH DIXIE ROAD
16,396 Cars/Day

YORK PLAZA LN

Walmart

YORK COMMONS BLVD

SUBJECT SITE

TOWN CENTER DR

COMMERCE CENTER DR

MILLER LANE
21,367 Cars/Day

BENCHWOOD ROAD
30,208 Cars/Day

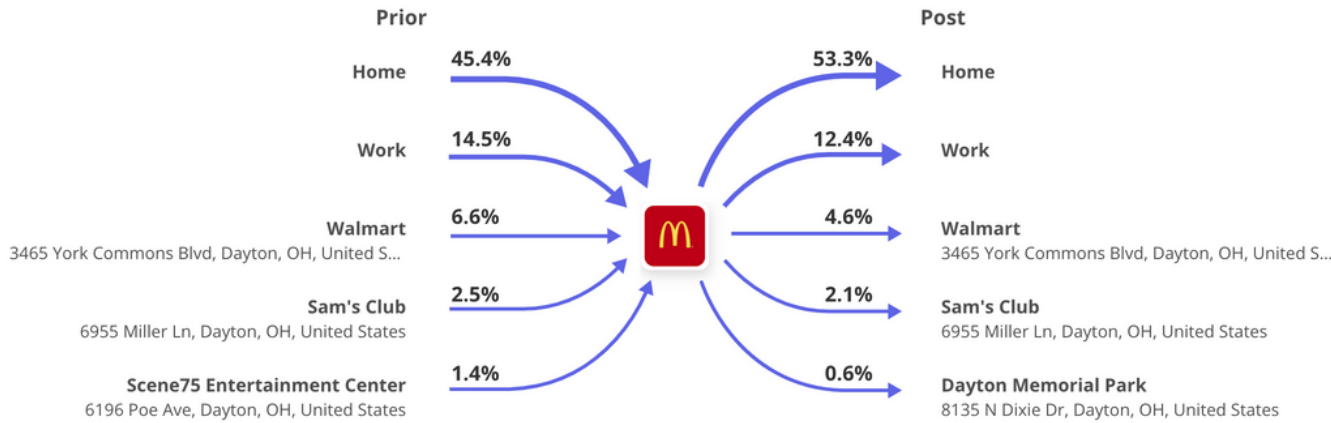
INTERSTATE-75
109,756 Cars/Day



BENCHWOOD/WYSE INTERCHANGE

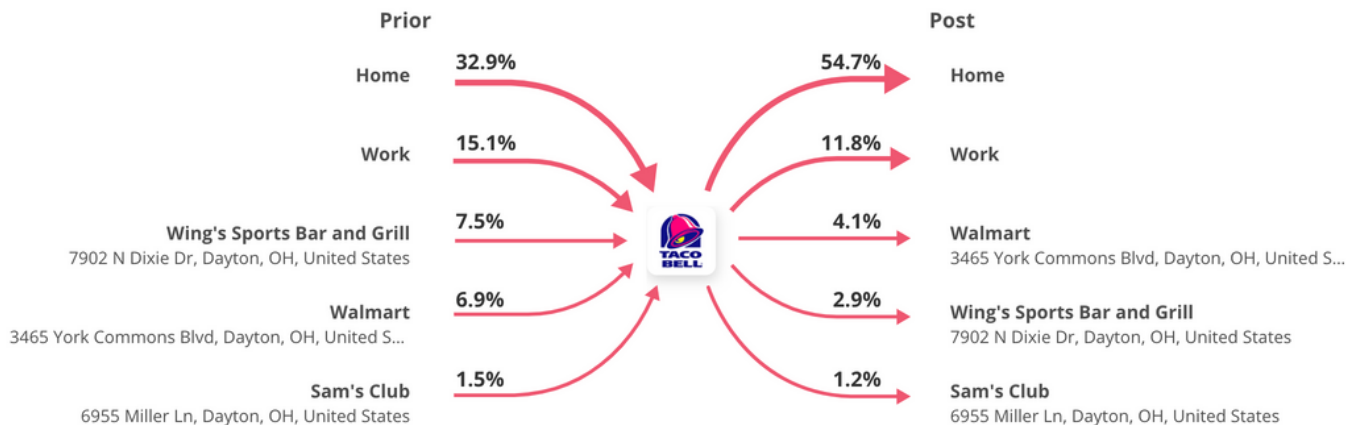
- Bob Evans
- Arby's
- TOWNEPLACE SUITES BY HARRIOTT
- Cracker Barrel
- OSAKE JAPANESE STEAKHOUSE
- Fairfield BY HARRIOTT
- COURTYARD BY HARRIOTT
- BOOT WORK COUNTRY COUNTRY
- FedEx
- Aerotek
- Residence INN BY HARRIOTT
- SPRINGHILL SUITES BY HARRIOTT
- Hampton BY HILTON
- verizon
- HAWTHORN SUITES BY WYNDHAM
- VW
- BMW
- Sam's CLUB
- Great Clips
- HOOTERS
- WINGATE BY WYNDHAM
- Walmart
- Capanda's
- COLD STONE
- ihop
- Walmart
- McDonald's
- smash burger
- WINANS CHOCOLATES + COFFEES
- Goodwill
- Office DEPOT
- SUBWAY
- SMOKEY BONES
- OUTBACK STEAKHOUSE
- TACO BELL
- Petland
- T Mobile
- GameStop
- FEAZOLI'S
- MCALISTER'S DELI
- golden corral
- City BARBECUE
- extended STAY AMERICA
- DRURY INN & SUITES
- Home 2 SUITES BY HILTON
- BURGER KING
- Chick-fil-e
- Chick-fil-e
- WrightPatt CREDIT UNION, INC.
- Speedway
- Culver's
- HONDROS COLLEGE OF NURSING
- RITE RUG FLOORING
- Panera
- RED LOBSTER FRESH FISH-LIVE LOBSTER
- DAYTON FREIGHT
- LONGHORN STEAKHOUSE
- Red Robin GOURMET BURGERS AND BEERS
- Scene 5





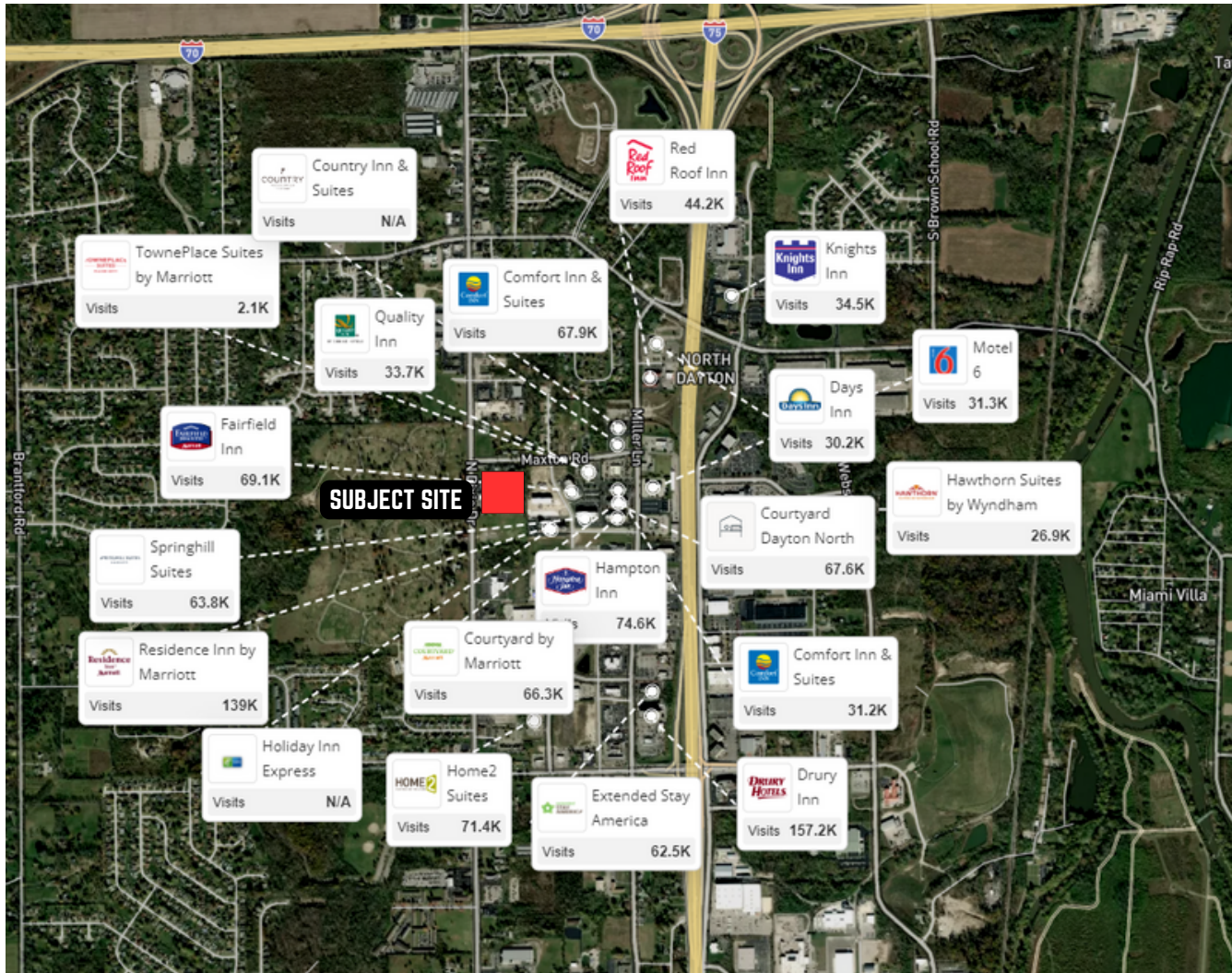
The available property is shadow-anchored by Walmart and Sam's Club. These anchor tenants drive significant volumes of consumers to the area, creating a halo effect that benefits adjacent businesses.

While most customers come from their homes and workplaces, having Sam's Club and Walmart minutes from the subject site provides an additional stream of steady customers, as shown in the graphic.



The subject site is a prime location due to its proximity to a heavy retail corridor. It provides excellent visibility and easy accessibility for potential customers, making it an ideal spot for businesses to thrive.

HOSPITALITY VISITOR MAP



20 Hotels +/-1800 Rooms Total

The surrounding area offers a selection of upscale hotels, including renowned brands like Marriott and Hilton. The subject site is in an exceptional location, strategically positioned just minutes away from a multitude of hotels.

Hotels attract a steady stream of guests, many of whom are eager to explore the local area. As these travelers venture out in search of dining options, shopping experiences, and entertainment, they bring with them the potential for increased sales and exposure for nearby retail establishments. This heightened foot traffic not only drives revenue for shops but also creates a vibrant and bustling atmosphere that benefits the entire community. The synergy between hotels and retail generates a thriving ecosystem where businesses thrive and local communities flourish economically.

RESIDENTIAL 

3- Mile	\$74,474 (Household Avg. Income)
5- Mile	\$68,048 (Household Avg. Income)
10-Mile	\$69,613 (Household Avg. Income)

HOSPITALITY 

1-Mile Radius	20 Hotels
Number of Rooms	+1,800 Rooms
Visitors	1.25 million Visitors (Annual)

TRAVEL 

I-75	128,645 (Cars/Day)
I-70	35,034 (Cars/Day)
North Dixie Drive	16,396 (Cars/Day)

RETAIL 

Walmart	1.8 million Visitors (Annual)
Sam's Club	1.7 million Visitors (Annual)
Miller Lane Retail Corridor	7.8 million Visitors (Annual)

MARKET OVERVIEW

- North Dixie Drive is located in Butler Township, a region that combines the comfort and hospitality of the Midwest with easy access to metropolitan areas. It is strategically positioned with good access to major highways, making transportation and logistics convenient for businesses and residents alike.
- Butler Township has been experiencing steady economic growth over the past few years, with various industries contributing to the local economy, including manufacturing, healthcare, and retail. The township's diverse economic base offers a stable environment for investment and development.
- North Dixie Drive is easily accessible through major roadways, ensuring that businesses situated here enjoy seamless connectivity. This accessibility is a significant advantage for both logistics and customer-facing businesses. The area's infrastructure is well-developed, contributing to efficient business operations.
- Butler Township has a diverse population, providing a substantial workforce pool for potential employers. The community is characterized by a mix of skilled and unskilled labor, offering varied employment opportunities and attracting a steady flow of new residents.
- The real estate market in the North Dixie Drive area of Butler Township is competitive, with a mix of commercial and residential properties. The available land property for sale or lease presents a unique opportunity for development. The region's growing economy and population make it an attractive location for investment.
- Investing in land property at North Dixie Drive in Butler Township, OH, offers the advantage of a strategic location, a diverse and growing economy, and excellent connectivity. The available land for sale or lease provides ample opportunity for growth and development in a region characterized by economic stability and a robust workforce.





OLIVIA PAGE
 INVESTMENT ADVISOR
 937-414-5779
 OLIVIA@3CRE.COM



MICHAEL COSTANTINI
 MANAGING PARTNER | BROKER
 513-383-8413
 MIKE@3CRE.COM



3CRE Advisors is a multi-state brokerage that has expertise in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our Retail Services Group for any of your retail assignments. Visit us at any of our offices listed below or on our website at 3CRE.com